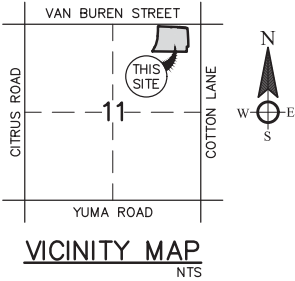


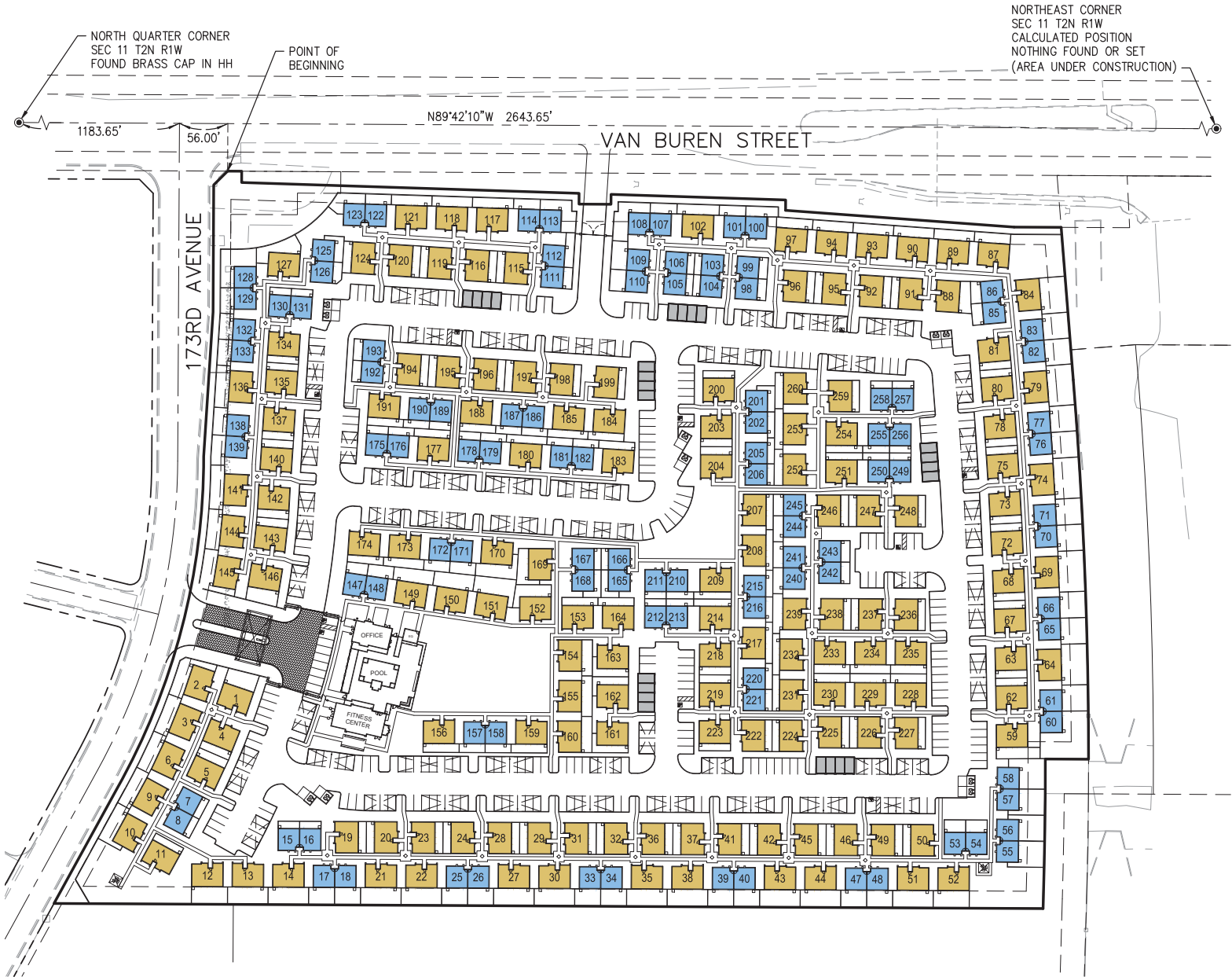
CHRISTOPHER TODD COMMUNITIES AT
CANYON TRAILS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST
OF THE GILA AND SALE RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



CITY OF GOODYEAR SITE PLAN NOTES

- IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE:
 - THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
 - IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
- LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING:
 - THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
 - DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
 - MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
 - WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
 - AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
 - IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.



SITE PLAN YIELD

GROSS AREA	±962,816 SF	/ ±22.10 AC
NET AREA	±847,600 SF	/ ±19.46 AC
DENSITY PROVIDED	260 UNITS/22.10 AC=11.76 DU/AC	GROSS AC
	260 UNITS/19.46 AC=13.36 DU/AC	NET AC

PROJECT DESCRIPTION

CASITA 2-BEDROOM AND DUPLEX 1-BEDROOM SINGLE STORY RENTAL PROPERTY

PROJECT DATA

YIELD DATA

UNIT TYPE	YIELD	TOTAL # BEDS	UNIT SQUARE FEET	TOTAL SQUARE FEET	MIX %
1 BEDROOM	106	106	640.84	67,929	41
2 BEDROOM	154	308	997.37	153,595	59
UNITS PROVIDED	260	414		221,524	100
RENTAL OFFICE				1162	
FITNESS CENTER				2178	
GARAGES				5400	
TOTAL:				230,264	
LOT COVERAGE PROVIDED	230,264 SQ FT/19.5*43.560=			27%	
LOT COVER ALLOWED				50%	

APN NUMBER 502-39-005M, 502-39-005N,
PORTION OF 502-39-001B & 502-39-005H

ALLOWED HEIGHT 3 STORY/56'
PROPOSED HEIGHT 1 STORY/16'

CURRENT ZONING CANYON TRAILS PAD
PROPOSED ZONING CHRISTOPHER TODD COMMUNITIES
AT CANYON TRAILS PAD
PROPOSED USE RESIDENTIAL RENTAL

PARKING SPACES		
1 BDRM-1.5 SPACES/UNIT=106x1.5	=	159 SPACES
2 BDRM-2 SPACES/UNIT=154x2	=	308 SPACES
VISITOR PARKING REQUIRED (1/10 UNITS)	=	26 SPACES
TOTAL PARKING REQUIRED	=	493 SPACES
TOTAL SPACES PROVIDED	=	497 SPACES
COVERED PARKING PROVIDED	=	262 SPACES
GARAGE PARKING	=	24 SPACES
UNCOVERED PARKING	=	211 SPACES

ACCESSIBLE SPACES REQUIRED (2% OF PARKING)= 9 SPACES
ACCESSIBLE SPACES PROVIDED (5 COVERED) = 10 SPACES

COMMON AREA OPEN SPACE PROVIDED = 27%
(299,822 SQ FT/22.10 AC)
COMMON AREA REQUIRED MINIMUM 5% OF GROSS AREA

OPEN RECREATIONAL SPACE SUMMARY:	
COMMON OPEN SPACE CALCULATION:	
POOL	6,678 SF
AMENITY OPEN SPACE	40,076 SF
AMENITY OPEN SPACE (SUM)	46,754 SF
OPEN SPACE WALKING AREA	254,068 SF
TOTAL PROVIDED COMMON OPEN SPACE (SUM)	299,822 SF
67% OF OPEN SPACE, 1,153 SF/UNIT	

PRIVATE OPEN SPACE:
REAR YARD OPEN SPACE 122,788 SF
28% OF OPEN SPACE, 472 SF/UNIT

LANDSCAPE OPEN SPACE OUTSIDE PROJECT:
OPEN SPACE OUTSIDE PERIMETER WALL 21,687 SF
5% OF OPEN SPACE, 83 SF/UNIT

SCHOOL DISTRICT:
AVONDALE ELEMENTARY SCHOOL DISTRICT #44 295 W WESTERN AVE
AVONDALE AZ 85323
623-772-5000

AGUA FRIA UNION HIGH SCHOOL DISTRICT
1481 N ELISEO FELIX JR WAY
AVONDALE AZ 85323
623-932-7000

PROJECT CONSULTANT TEAM

OWNERS	CIVIL/APPLICANT
BROWNS POINT PROPERTIES LLC, FULLMER 155 LLLP, & COTTON & CITRUS LLC 4531 N 16TH STREET, STE 110 PHOENIX, AZ 85016	WESTLAND RESOURCES, INC. 2020 N CENTRAL, SUITE 695 PHOENIX, AZ 85004 (602)888-7000 CONTACT: CLAYTON L. NEILSEN, P.E. EMAIL: CNEILSEN@WESTLANDRESOURCES.COM

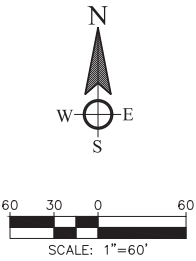
DEVELOPER
HANCOCK COMMUNITIES, LLC
2600 N 44TH STREET, SUITE A-200
PHOENIX, AZ 85008
(480) 285-1300
CONTACT: GREG HANCOCK
EMAIL: GREG@HANCOCK-AZ.COM



SITE PLAN

CHRISTOPHER TODD COMMUNITIES AT
CANYON TRAILS

A PORTION OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 2 WEST
OF THE GILA AND SALE RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LINE TABLE		
NO.	BEARING	LENGTH
L1	N45°17'50"E	22.63'
L2	N89°42'10"W	16.28'
L3	N00°17'50"E	13.01'
L4	N00°17'50"E	12.45'
L5	N89°42'10"W	37.00'
L6	N00°17'50"E	11.46'
L7	N00°17'50"E	12.00'
L8	N89°42'10"W	54.51'
L9	N89°42'10"W	50.00'
L10	N01°36'51"E	11.76'
L11	N00°17'50"E	147.00'
L12	N00°17'50"E	5.71'
L13	N00°17'50"E	55.00'
L14	N28°45'24"E	151.28'

CURVE TABLE				
NO.	RADIUS	LENGTH	TANGENT	DELTA
C1	5465.21'	40.01'	20.00'	00°25'10"
C2	5465.21'	121.27'	60.64'	01°16'17"
C3	780.00'	387.43'	197.80'	28°27'32"

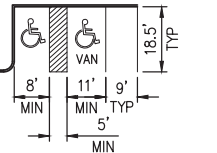
KEY NOTES

- 1 REFUSE CONTAINER AREA PER C.O.G. STD DET G-3162-1 & G-3164-1
- 2 PROPOSED COVERED PARKING (TYP)
- 3 28' INSIDE RADIUS, 48' OUTSIDE RADIUS
- 4 MAIL BOX LOCATION
- 5 (2) ONE BEDROOM UNITS
- 6 TWO BEDROOM UNIT
- 7 PRIVATE BACKYARDS W/ACCESS THROUGH GATES
- 8 6" CURB AND GUTTER W/DEPRESSED LIP (TYP)
- 9 PROPOSED FIRE HYDRANT
- 10 MULTI-UNIT COURTYARD. SEE LANDSCAPE PLANS FOR DETAILS (TYP). NOTE: ALL PEDESTRIAN ACCESS ARE LIGHTED
- 11 6' PERIMETER BLOCK WALL. SEE LANDSCAPE PLANS FOR DETAILS & MATERIALS.
- 12 A/C UNIT (TYP) IN REAR YARDS
- 14 SITE VISIBILITY TRIANGLE PER C.O.G. STD DET G-3232
- 15 POOL COMPLEX/LEASING OFFICE
- 16 KEY SWIPE
- 17 SITE MAP MONUMENT
- 18 INGRESS/EGRESS GATE
- 19 ENTRY MONUMENT
- 21 ENTRY PORTICO. 14' MINIMUM CLEARANCE IN DRIVE AISLES. SEE BUILDING ARCHITECT PLANS FOR DETAIL & ELEVATION
- 22 REAR YARD WALL (TYP). SEE LANDSCAPE PLANS FOR DETAILS
- 23 ASPHALT
- 24 OPEN SPACE GRASS AMENITY AREA
- 25 STAMPED ASPHALT AT ENTRY THROAT
- 26 PRIMARY PROJECT ENTRY
- 28 FLAG POLE
- 29 EGRESS GATES

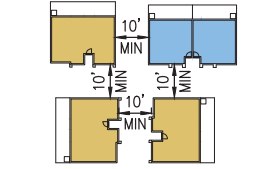
LEGEND

- RIGHT OF WAY LINE
- BOUNDARY LINE
- STREET CENTERLINE
- ACCESSIBLE ROUTE
- EX WATERLINE
- EX GAS LINE
- EX SEWER LINE
- EX LIGHT POLE
- EX STORM DRAIN MANHOLE
- EX FIRE HYDRANT
- EX WATER VALVE
- EX WATER MANHOLE
- EX SEWER MANHOLE
- EX IRRIGATION MANHOLE
- EX WATER METER
- ONE BEDROOM
- TWO BEDROOM
- GARAGE PARKING
- HANDICAP PARKING

TYPICAL TRASH ENCLOSURE
NTS



TYPICAL PARKING DETAIL
NTS



TYPICAL BUILDING SPACING
NTS

SITE PLAN

SHEET 2 OF 2

1ST SUBMITTAL: November 20, 2017